

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
November 15, 2012

Present: Sally Monigle, Chairperson  
Doug Heckrotte  
Bill Hentkowski  
Tom McDowell

Absent: Dorsey Fiske

Also Present: Jeff Bergstrom, Building Inspector

Ms. Monigle called the meeting to order at 5:15 p.m. Roll call followed.

**OLD APPLICATIONS**

**W. Thompson, 108 E. 2<sup>nd</sup> Street**

Replace four (4) windows in kind. Returning with more information.

Discussion: Applicant was not present. The information provided indicates plastic windows.

**Action: A motion was made by Mr. Heckrotte to vote on the application as submitted (for plastic windows). Mr. Hentkowski seconded the motion.**

**Disposition: The motion passed to reject the application as submitted (plastic windows).**

**Action: Mr. Heckrotte made a motion to approve the use of two over two wood windows (in accordance with the litany), the mutton is to be a wide vertical center muntin (not to be unusually wide), and that a catalog cut of the windows to be used be presented to HAC and suggest to the applicant they can use the equivalent to a Marvin tilt-pack. Mr. McDowell seconded the motion.**

**Disposition: The motion was approved.**

**NEW APPLICATIONS**

**W. Walters, 314 South Street**

Replace all wood siding on back, rear and side of house in kind.

**Action: A motion was made by Mr. Heckrotte to vote on the application as submitted with the proviso that the window be wood, no vinyl cladding and painted. Mr. McDowell seconded the motion.**

**Disposition: The motion was approved.**

**W. Schmidt, 311-313 Delaware Street**

Replace all wood siding on back, rear and side of house in kind.

Discussion: The new owners (James M. McKinnon and Martha T. McKinnon) of the house presented with their contractor (Bob Thatcher). They requested using a material that is used in New England on preservation projects. This material provides longevity and looks like wood when it is finished. This material would be used on the addition and not the period part of the house. Mr. Heckrotte gave his assessment of the product adding he is not in favor of using plastic siding or parts in the historic area. Ms. Monigle said HAC leans strongly to using natural materials. The existing siding is made of pine and is rotting. Cedar German siding and corner boards was suggested. The applicants said the roof needs to be redone; the front slope of the house is metal standing seam. The rear slope is asphalt and there are leaks present. There is a cedar shake roof underneath. Mr. Heckrotte said a "shingle" is

**NEW APPLICATIONS (Contd.)**

under the asphalt, not a “shake”, noting cedar shakes are not permitted. HAC would have no problem with a real hand-done metal roof or cedar shingles. The applicant talked about a garden wall that is pulled away from the house leaving a gap between the wall and the house with a gate that is jammed. The wall will be jacked up and put back in place with a functioning gate. The sidewalk minimal width is four feet (4') and the applicant wants to do some upgrading to the planting beds. The sidewalks (antique brick) need to be pulled up and leveled.

**Action: Mr. Heckrotte made a motion to accept the application as submitted with the requirement that the exterior replacement siding be wood. Mr. Hentkowski seconded the motion.**

**Disposition: The motion was approved.**

**Action: Mr. Heckrotte made a motion to vote on the application as submitted to repair the garden wall as described. Mr. Hentkowski seconded.**

**Disposition: The motion was approved.**

**Action: Mr. Heckrotte made a motion to vote on the application to lift and re-lay the existing brick and leave at least four feet (4') usable width and allow the creation of a planting bed between the sidewalk and the curb. Mr. Hentkowski seconded the motion.**

**Disposition: The motion was approved.**

**EMERGENCY REPAIRS**

**K. Sturgis, 182 E. 4<sup>th</sup> Street**

Remove and replace back porch roof.

**Action: Mr. Heckrotte made a motion to accept the application as submitted. Mr. McDowell seconded the motion.**

**Disposition: The motion was approved.**

**S. Orchard, 134 E. 2<sup>nd</sup> Street**

Remove and replace asphalt shingles in kind per specs attached.

Discussion: Leaking was present and work has been completed.

**Action: A motion was made by Mr. Heckrotte to vote on the application as submitted.**

**Mr. McDowell seconded the motion.**

**Disposition: The motion was approved.**

**S. McKeown, 106 E. 2<sup>nd</sup> Street**

Power wash front steps. Reset the missing brick on top landing and repoint the steps completely.

**Action: Mr. Heckrotte made a motion to accept the application as presented. Mr. Hentkowski seconded.**

**Disposition: The motion was approved.**

**V. Ziminsky, 201 Harmony Street**

Replace EPDM layover system per contract.

Discussion: Work will involve part of the top roof and back roof. Cannot be seen from the street.

**EMERGENCY REPAIRS (Contd.)**

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted. Mr. McDowell seconded the motion.

**Disposition:** The motion was approved.

**R. Colburn, 153 E. 2<sup>nd</sup> Street**

Repair/replace porch post in kind. Misc. repairs to fascia/soffit in kind.

Discussion: Contractor Dan Burris described the work to be done. All three (3) columns will be replaced in the same pattern. Wood soffits will also be replaced.

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Hentkowski seconded the motion.

**Disposition:** The motion was approved.

**EMERGENCY APPLICATIONS (Contd.)**

**T. Wilson, 230 E. 2<sup>nd</sup> Street**

Remove and replace shingles of two (2) dormers and install roof ventilation fan.

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the roof ventilation fan be put on the back slope of the roof. Mr. Hentkowski seconded the motion.

**Disposition:** The motion was approved.

**A. Vellrath, 34-36 E. 3<sup>rd</sup> Street**

Storm damage repair on gutters and downspouts. Replace flat roof over bay window.

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that downspouts are smooth, round metal downspouts. Mr. McDowell seconded.

**Disposition:** The motion was approved.

**Y. Huang, 30 W. 5<sup>th</sup> Street**

Replace cedar shakes siding on front of house.

Discussion: A shingle sample was shown to HAC. The application refers to the left side of the building. Mr. Hentkowski questioned what the house was originally before cedar shingles were put on the side of the house and whether replacement siding should be more appropriate than cedar shingles.

*(Discussion followed about age of structure and materials used prior to the formation of HAC.)*

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that wood shingles be used, not wood shakes as the application states.

Mr. McDowell seconded the motion.

**Disposition:** The motion was approved by a vote of 3-1 (Hentkowski—not the correct material to put back on the building.)

**Delaware City Station, LLC, 414 Delaware Street**

Brick repointing on east side of building.

Discussion: The least side of the building is the least visible.

**Action:** Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that a member of HAC inspects the work in the early stage and see a sample.

**Mr. Hentkowski seconded the motion.**

**Disposition:** Motion was approved.

**M. Martino, 158 E. 3<sup>rd</sup> Street**

Replace in kind about 1/3 of cedar siding (damaged by water) on southwest side of house. Also framing around several windows on same side.

**Action:** A motion was made by Mr. Heckrotte to vote on the application as submitted.

**Mr. Hentkowski seconded the motion.**

**Disposition:** The motion was approved.

**Other Business**

Information about a workshop (11/17/12) being presented by Preservation Delaware was distributed to Commissioners. Ms. McGonigle and Mr. Hentkowski will be attending. The group briefly discussed issues that the City of New Castle experiences to be presented at the workshop. One item mentioned was the high turnover of new homeowners in the City who do not know about HAC and its/their responsibilities.

As a result of discussion Mr. Bergstrom agreed to provide a copy of the document the City of Newark uses for new homeowners.

Follow up on Louise Olstein property – Mr. Bergstrom advised that no action should be taken in the absence of a complaint from the property owner. The City's franchise with cable companies needs to be changed or put wires underground.

**Approval of Minutes** – One (1) minor correction was noted in the October 2012 minutes. A motion was made and seconded to approve the October 2012 minutes as corrected. The motion was approved.

**Adjournment** -- There being no further business to address, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,

*Debbie Turner*

Debbie Turner  
Stenographer